132.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,076,300 / 1,076,300
					USE VALUE:	1,076,300 / 1,076,300
					ASSESSED:	1,076,300 / 1,076,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOSS LEOLA M/ TRUSTEE
Owner 2:	LEOLA M MOSS REVOCABLE TRUST
Owner 3:	
Street 1:	18 WINDERMERE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOSS LEOLA M -
Owner 2:	-
Street 1:	18 WINDERMERE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Clapboard Exterior and 2627 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8353.000	467,200	5,600	603,500	1,076,300
Total Card	0.192	467,200	5,600	603,500	1,076,300
Total Parcel	0.192	467,200	5,600	603,500	1,076,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.71 /Parcel: 409.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85008

GIS Ref

GIS Ref

Insp Date 05/01/18

Parcel ID 132.0-0003-0006.0

!10311!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	467,200	5600	8,353.	603,500	1,076,300		Year end	12/23/2021
2021	101	FV	453,500	5600	8,353.	603,500	1,062,600		Year End Roll	12/10/2020
2020	101	FV	459,500	5600	8,353.	603,500	1,068,600	1,068,600	Year End Roll	12/18/2019
2019	101	FV	355,500	5600	8,353.	637,100	998,200	998,200	Year End Roll	1/3/2019
2018	101	FV	354,400	5600	8,353.	469,400	829,400	829,400	Year End Roll	12/20/2017
2017	101	FV	354,400	5600	8,353.	449,300	809,300	809,300	Year End Roll	1/3/2017
2016	101	FV	354,400	5600	8,353.	415,800	775,800	775,800	Year End	1/4/2016
2015	101	FV	335,100	5600	8,353.	348,700	689,400	689,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:29:50

LAST REV

Date	Time
11/23/21	11:30:48

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10311

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSS LEOLA M,	79052-202	1	11/2/2021		10	No	No		
	14058-42		9/1/1980		108,700	No	No		William G Moss dod 9/18/2009

USER DEFINED

Prior Id # 1:	85008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2015	1500	Re-Roof	13,675					
6/5/2012	701	Manual	1,600					FILL IN DOOR
5/4/1998	248	Manual	4,300					REROOF
7/3/1996	298		25,000					4X6 ADD/KIT RENO/+

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	Meas/Inspect	CC	Chris C
2/19/2009	Meas/Inspect	372	PATRIOT
11/1/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8353		Sq. Ft.	Site		0	90.	0.80	10									603,528						603,500	

Total AC/HA:	0.19176	Total SF/SM:	8353	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	603,528	Spl Credit		Total:	603,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.04969549
Const Adj.:	0.99980003
Adj $ / SQ:	141.681
Other Features:	104750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634722
Depreciation:	167567
Depreciated Total:	467155

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

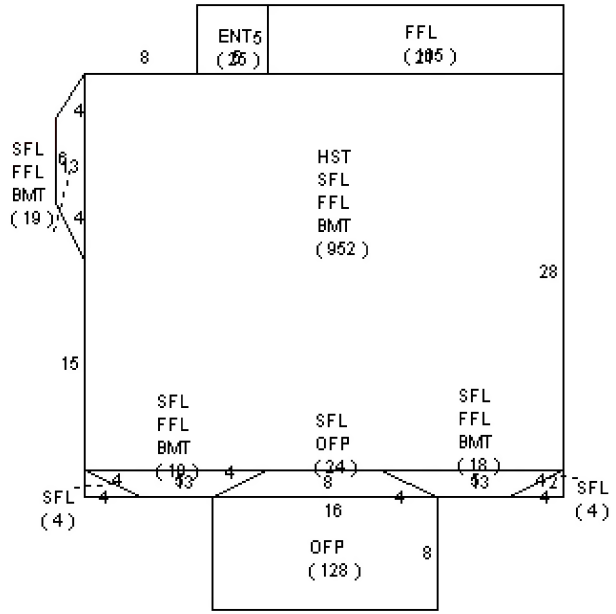
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	171.43
Special Features:	0	Val/Su Net:	122.59
Final Total:	467200	Val/Su SzAd	177.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,112	141.680	157,549
SFL	Second Floor	1,039	141.680	147,206
BMT	Basement	1,007	42.500	42,802
HST	Half Story	476	141.680	67,440
OFP	Open Porch	152	27.350	4,157
ENT	ENTRY	25	26.390	660

Net Sketched Area: 3,811 | Total: 419,814

Size Ad 2627 | Gross Area 4287 | FinArea 2627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	14X16	A	AV	1950	3.92	T	40.8	101			500			500

More: N | Total Yard Items: 5,600 | Total Special Featues: | Total: 5,600

IMAGE

AssessPro Patriot Properties, Inc